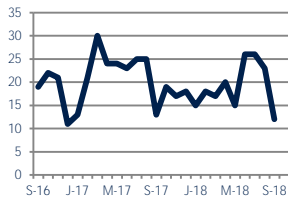


### Units Sold

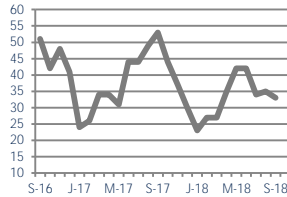
12



**Down**  
Vs. Year Ago

### Active Inventory

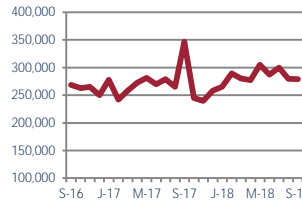
33



**Down -38%**  
Vs. Year Ago

### Median Sale Price

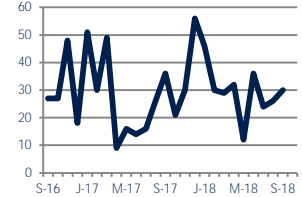
\$279,000



**Down -19%**  
Vs. Year Ago

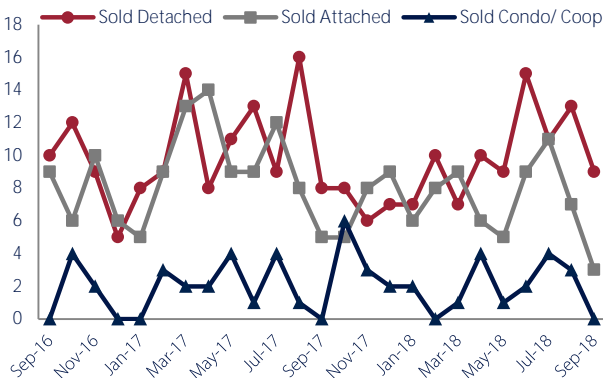
### Days On Market

30



**Down -17%**  
Vs. Year Ago

### Units Sold\*



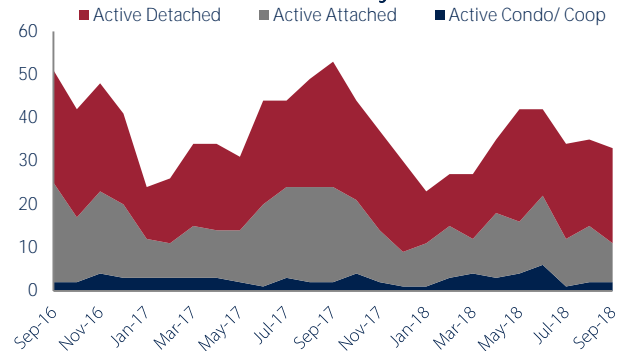
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 12 sold this month in Manassas Park City. This month's total units sold was lower than at this time last year, a decrease from September 2017.

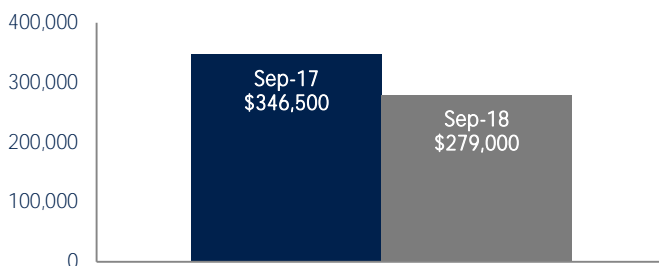
### Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 38%. The total number of active inventory this September was 33 compared to 53 in September 2017. This month's total of 33 is lower than the previous month's total supply of available inventory of 35, a decrease of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Manassas Park City Homes was \$346,500. This September, the median sale price was \$279,000, a decrease of 19% or \$67,500 compared to last year. The current median sold price is approximately the same as the median price in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



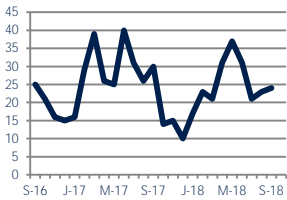
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.





### New Listings

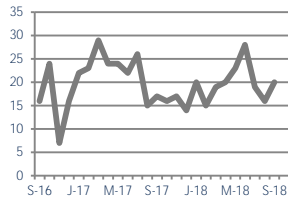
24



**Down -20%**  
Vs. Year Ago

### Current Contracts

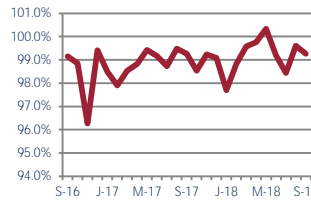
20



**Up 18%**  
Vs. Year Ago

### Sold Vs. List Price

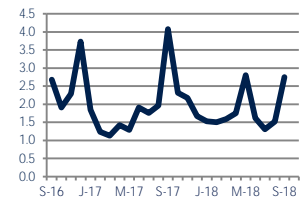
99.3%



**No Change**  
Vs. Year Ago

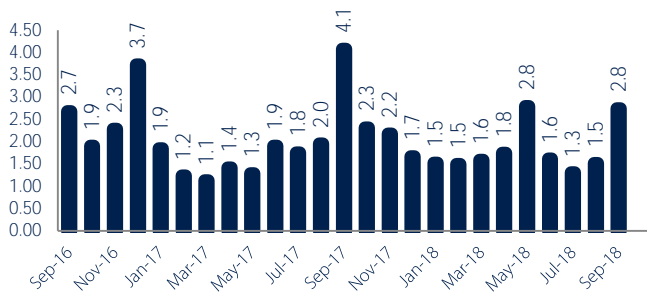
### Months of Supply

2.8



**Down -33%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

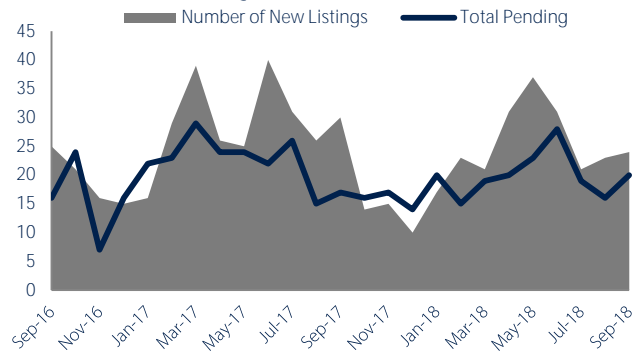
In September, there was 2.8 months of supply available in Manassas Park City, compared to 4.1 in September 2017. That is a decrease of 33% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

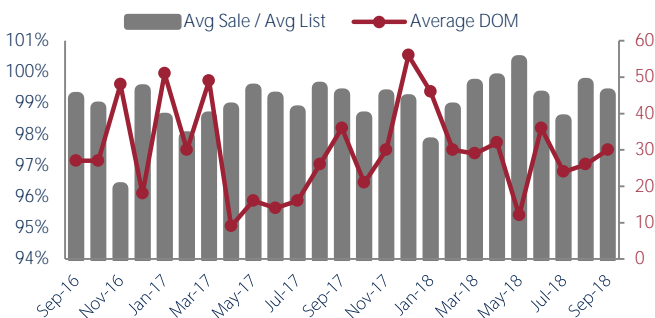
### New Listings & Current Contracts

This month there were 24 homes newly listed for sale in Manassas Park City compared to 30 in September 2017, a decrease of 20%. There were 20 current contracts pending sale this September compared to 17 a year ago. The number of current contracts is 18% higher than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Manassas Park City was 99.3% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 30, lower than the average last year, which was 36, a decrease of 17%.



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